

**ADMINISTRATIVE REVIEW TEAM**  
**RECORD OF DETERMINATION**

**MAY 2, 2013**

The Administrative Review Team made the following determination at this meeting:

**2. 13-031BPR – BSC Sawmill Center Neighborhood District – Dublin Village Center – Edwards Apartment Building – Tuller Road and Village Parkway**

This is a request for review of a 324-unit podium apartment building to be constructed on an 8.32-acre site on the north side of a new public street in the BSC Sawmill Center Neighborhood District to the northeast of the existing AMC Theater. This Basic Plan Review application is for future Development Plan and Site Plan Review applications and is proposed in accordance with Zoning Code Section 153.066(D).

**Property Owner:** Whittingham Capital LLC; Stavroff Interests, Ltd.

**Applicant:** Pete Edwards, Edwards Communities Development Company; represented by Stephen Caplinger, Creative Design + Planning

**Planning Contact:** Rachel S. Ray, AICP, Planner II at (614) 410-4600

**RECOMMENDATION:** Basic Plan Review (Development Plan): The Administrative Review Team recommends **approval** to the Planning and Zoning Commission with 8 conditions:

1. That the applicant coordinate driveway access along John Shields Parkway (Street Segment 1) to direct pedestrian activity, subject to approval by the City Engineer;
2. That driveway access points along the neighborhood streets (Street Segments 2 and 3) be coordinated and aligned, subject to approval by the City Engineer;
3. That heightened architectural detailing and an open space node be provided at the intersection of Street Segments 1 (John Shields Parkway) and 2 at the southwest corner of Block B;
4. That the applicant work with the property owner to reconfigure the proposed open space to provide the required open space "node" at the intersection of Street Segments 1 and 2, with open spaces (pocket plazas or pocket parks) at a minimum of three, if not all four corners of the intersection and provide the minimum required 1.49 acres of open space on-site and/or within 660 ft. of the development site;
5. That the applicant submit a demolition plan in addition to a plan for the interim site conditions, including grading, seeding, parking lot reconfiguration, etc. as part of the Development Plan Review;
6. That the applicant coordinate the timing of the improvements to Tuller Road with the City Engineer;

7. That the applicant provide a phasing plan as part of the Development Plan Review; and
8. That the applicant provides all necessary public and private infrastructure plans as part of the Development Plan Review.

**RECOMMENDATION:** Development Plan Waivers: The Administrative Review Team recommends that the Planning and Zoning Commission consider **approval** of the following:

1. Table 153.060-A, Maximum Block Dimensions, for Block B (Edwards Apartment Building site) to exceed the maximum permitted block length of 500 feet at approximately 658 feet, and exceed the maximum permitted block perimeter of 1,750 feet at approximately 1,987 feet, and allow Block C (AMC Theater site) to exceed the maximum permitted block length of 500 ft. at approximately 658 feet.
2. 153.063(C)(5)(a), Placemaking Elements, Shopping Corridor, to not be required to provide the minimum 600 linear feet of mixed use "shopping corridor" development as part of this Development Plan/Site Plan Review, and instead ensure that the shopping corridor is provided on the blocks south of Street Segment 1 (John Shields Parkway).

**RECOMMENDATION:** Basic Plan Review (Site Plan Review): The Administrative Review Team recommends **approval** to the Planning and Zoning Commission for the request with 8 conditions:

1. That the ridge lines parallel to the streets be interrupted to meet Code Section 153.062(D)(2)(c);
2. That the applicant provide a pedestrian circulation plan demonstrating safe access to the building for residents and visitors;
3. That the building's architecture be modified to provide the appropriate vertical façade divisions (no spans greater than 40 feet), horizontal façade divisions (detailing required within 3 feet of the top of the ground story), and required change in roof plane (changes required every 80 feet) to meet the Podium Apartment Building Type requirement;
4. That "Pocket Park D" be redesigned to eliminate the proposed detention basin and reconfigure the stormwater management facilities (if needed) to maintain usable, accessible open space area;
5. That the applicant provide publicly available bicycle parking facilities within the streetscape and within the pocket parks and plazas for visitors and residents;
6. That the applicant provide additional details regarding the parking structure operation and circulation at the Site Plan Review;

7. That the surface parking lot plans be modified to provide a street wall consistent with Section 153.065(E) with the landscape treatment required by Sections 153.065(D)(5)(a) and (c);
8. That the applicant work with Planning and Engineering to reevaluate the proposed dumpster location in relation to the proposed right-of-way, prior to Site Plan Review.

**RECOMMENDATION:** Site Plan Waiver: The Administrative Review Team recommends that the Planning and Zoning Commission consider **disapproval** of the Site Plan Waiver for Section 153.062(E)(1), Façade Materials – Permitted Primary Materials.

**RECOMMENDATION:** Open Space Fee-In-Lieu: The Administrative Review Team recommends that the Planning and Zoning Commission consider **disapproval** the request for payment of a Fee-in-Lieu of open space land dedication.

**RESULT:** The recommendations and conditions as amended will be forwarded to the Planning and Zoning Commission for determination on May 16<sup>th</sup>.

STAFF CERTIFICATION

  
Steve Langworthy  
Director of Land Use and  
Long Range Planning